

# UNOFFICIAL COPY



Doc#: 1312040000 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2013 04:55 PM Pg: 1 of 4

Recording requested by: <u>DRAGANA VIDOVIC</u>	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>NIKOLA STAMENKOVIC</u>	Name <u>DRAGANA VIDOVIC</u>
Address: <u>6716 S CHAPPEL AVE UNIT 3-S</u>	Address <u>6716 S CHAPPEL AVE UNIT 3-S</u>
City/State/Zip: <u>CHICAGO IL 60649</u>	City/State/Zip <u>CHICAGO IL 60649</u>
Property Tax Parcel/Account Number: <u>20244000251006</u>	

## Quitclaim Deed

This Quitclaim Deed is made on 04/30/2013, between  
DRAGANA VIDOVIC, Grantor, of 6716 S CHAPPEL AVENUE UNIT 3-S  
CHICAGO, City of CHICAGO, State of ILLINOIS  
 and NIKOLA STEMENKOVIC, Grantee, of 6716 S CHAPPEL AVENUE UNIT 3-S  
CHICAGO, City of CHICAGO, State of ILLINOIS

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 6716 S CHAPPEL AVENUE UNIT 3-S  
CHICAGO, City of CHICAGO, State of ILLINOIS :

Unit number 3-S, Chappel Condominium, as delineated on survey of the North 32 1/2 feet of lot 69 and the South 20 1/2 feet of lot 70 in the subdivision of the east 333 1/2 feet, of the West 500 1/2 feet of the North 3/4 of the West 1/2 of the South East 1/4 (except street) in section 24, Township 38 North, range 14, East of the Third Principal Meridian, ( hereinafter referred to as parcel) which survey is attached as exhibit "A" to Declaration of condominium made by Michigan Avenue National Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated March 8th, 1977 known as trust number 2750, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 24052443 together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising the units thereof as defined and set forth in said Declaration and Survey), all in Cook County, Illinois.  
 20-24-400-025-1006  
 6716 s. Chappel Avenue Unit #3-S, Chicago IL 60649

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

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Stamp: Under New Estate Transfer Tax Law 96 ILCS 201/31-45  
 Sub par. E and Cook County Ord. 93-0-22  
 Date: 04/30/2013  
 Sig. Dragana Vidovic

Dated: 04-29-2013

Dragana Vidovic  
Signature of Grantor

DRAGANA VIDOVIC  
Name of Grantor

[Signature]  
Signature of Witness #1

MICHAEL J. HOERLEY  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Ariana To  
Printed Name of Witness #2

State of Illinois County of Cook

On \_\_\_\_\_, the Grantor, \_\_\_\_\_,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,  
In and for the County of Cook State of Illinois  
My commission expires: Aug. 26, 2015



Send all tax statements to Grantee.

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UNIT NUMBER 3-S, IN CHAPPEL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE NORTH 32 1/2 FEET OF LOT 69 AND THE SOUTH 20 1/2 FEET OF LOT 70 IN THE SUBDIVISION OF THE EAST 333 1/2 FEET, OF THE WEST 500 1/2 FEET OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 (EXCEPT STREET) IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1977 KNOWN AS TRUST NUMBER 2750, RECORDED IN THE OFFICE OF THE REORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24052443 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

20-24-400-025-1006

6716 S. Chappel Avenue Unit #3S, Chicago, IL 60649

Office of Cook County Clerk's Office

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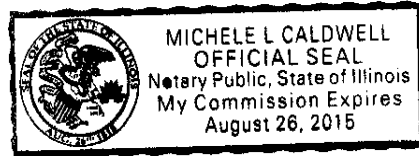
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 04/29, 2013

Signature: Dragana Vidovic  
Grantor or Agent

Subscribed and sworn to before me  
By the said DRAGANA VIDOVIC  
This 29 day of April, 2013  
Notary Public Michele Caldwell

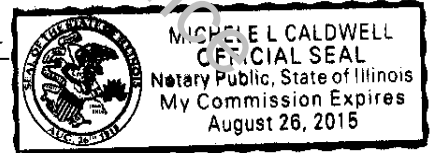


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 04/29, 2013

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said ~~DRAGANA VIDOVIC~~ NIKOLA STAMENKOVIC  
This 29 day of April, 2013  
Notary Public Michele Caldwell



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)